HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: January 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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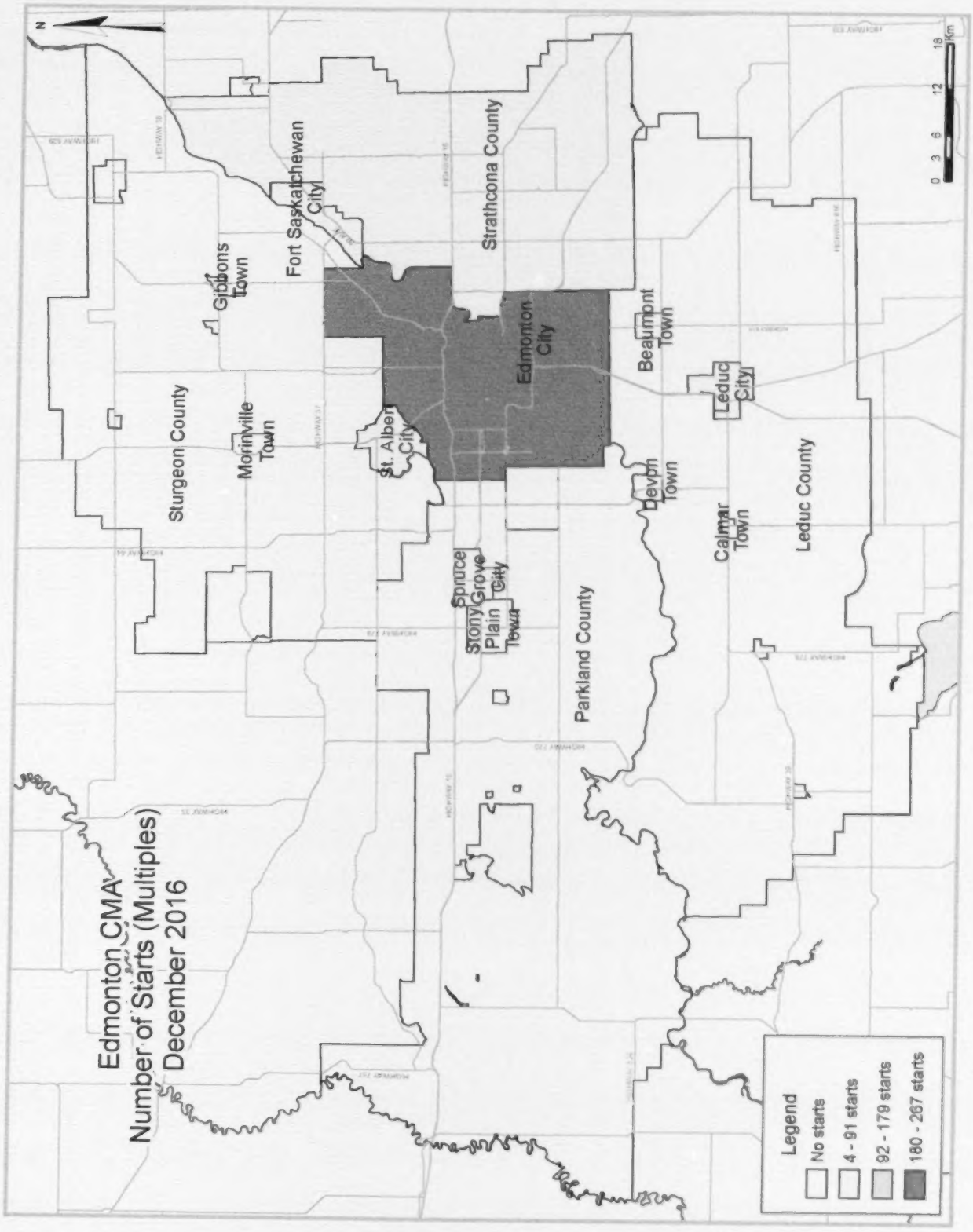
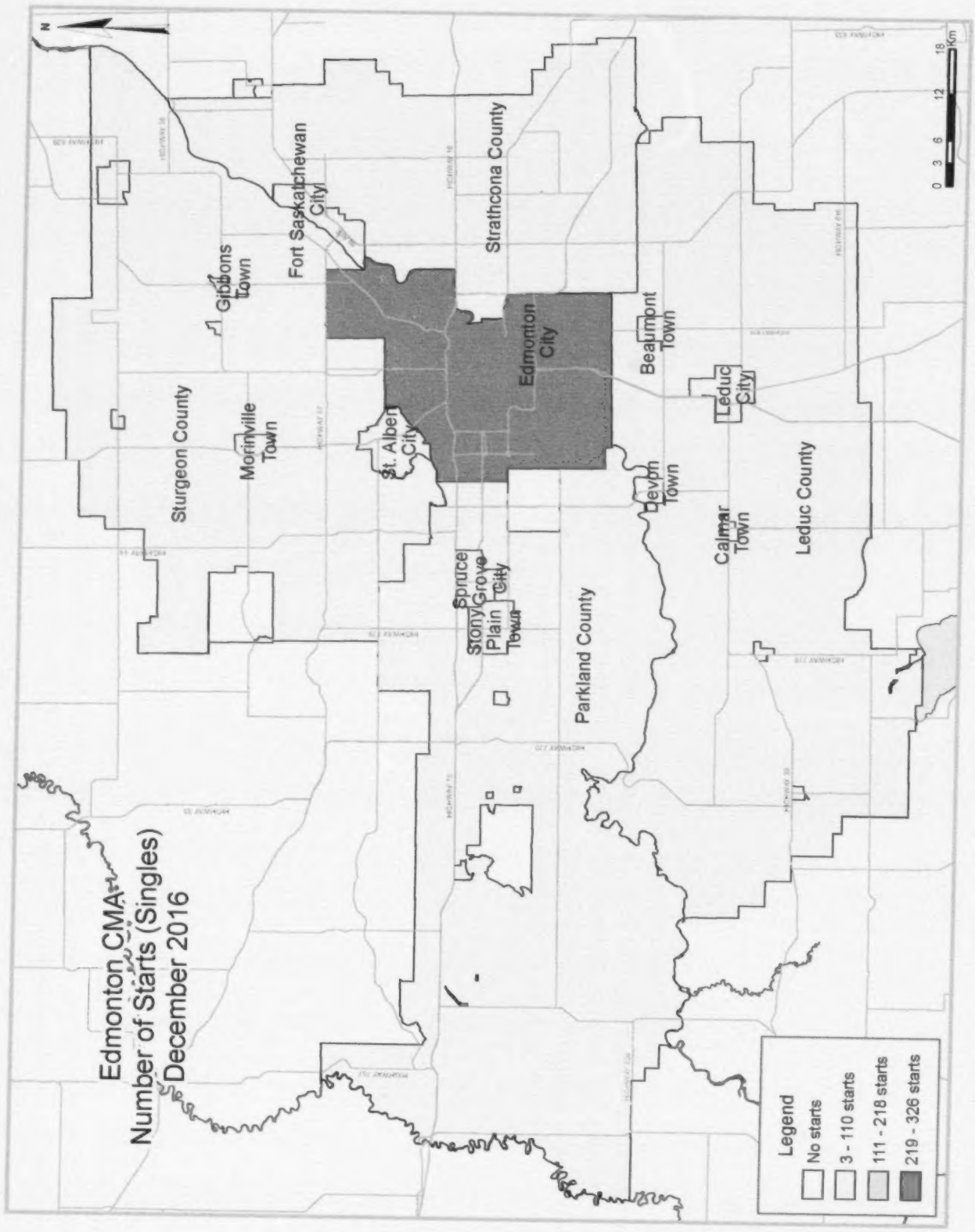
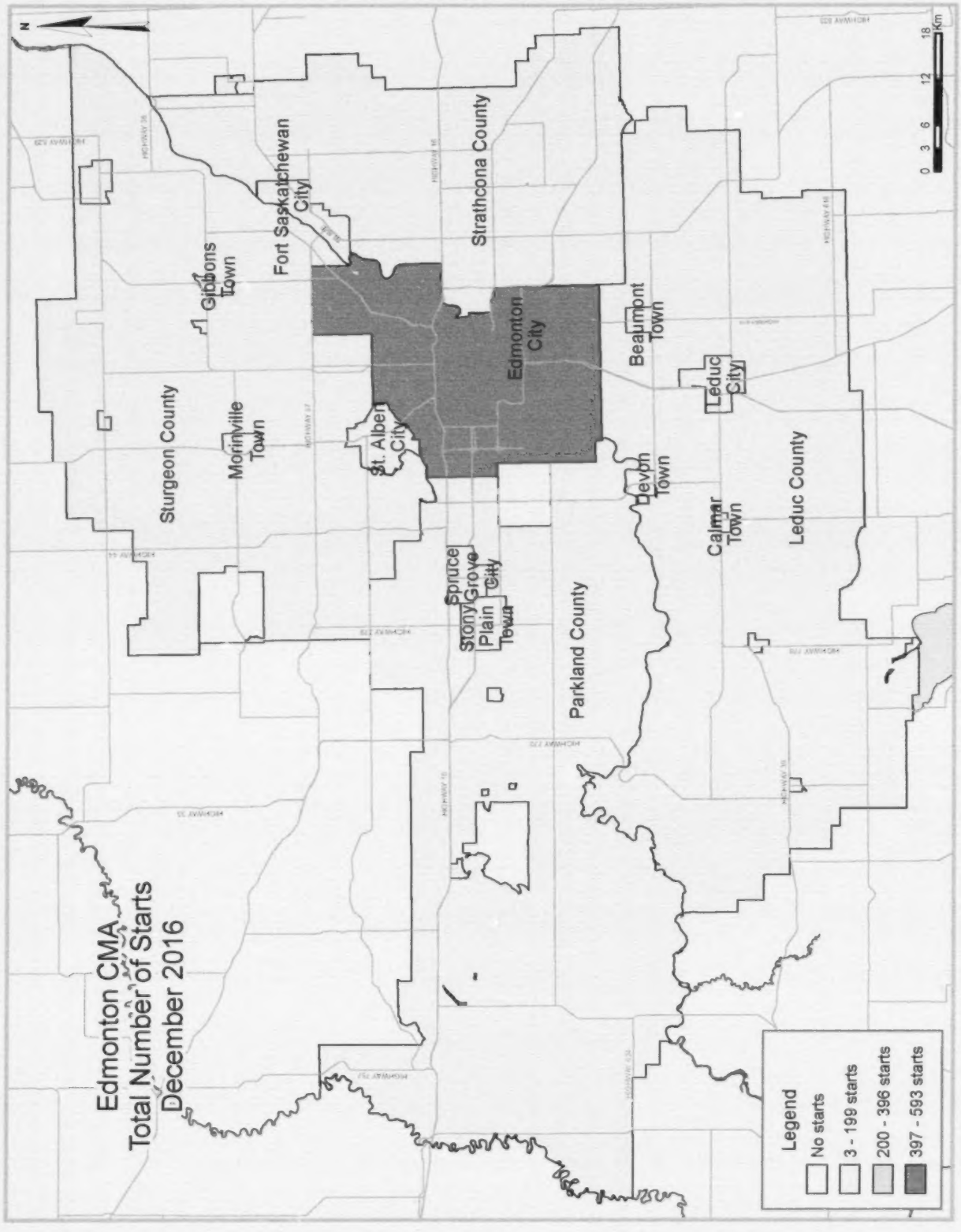
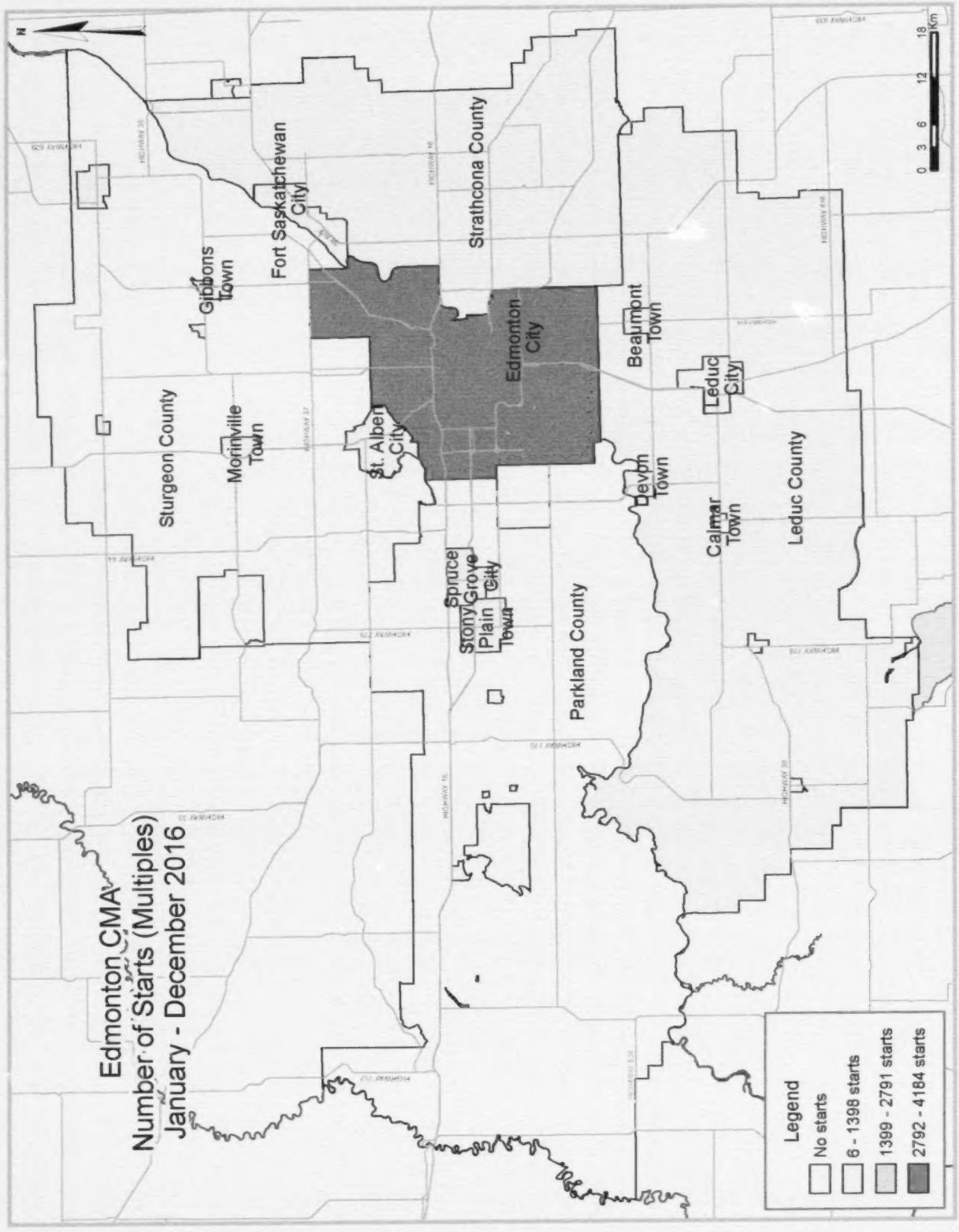
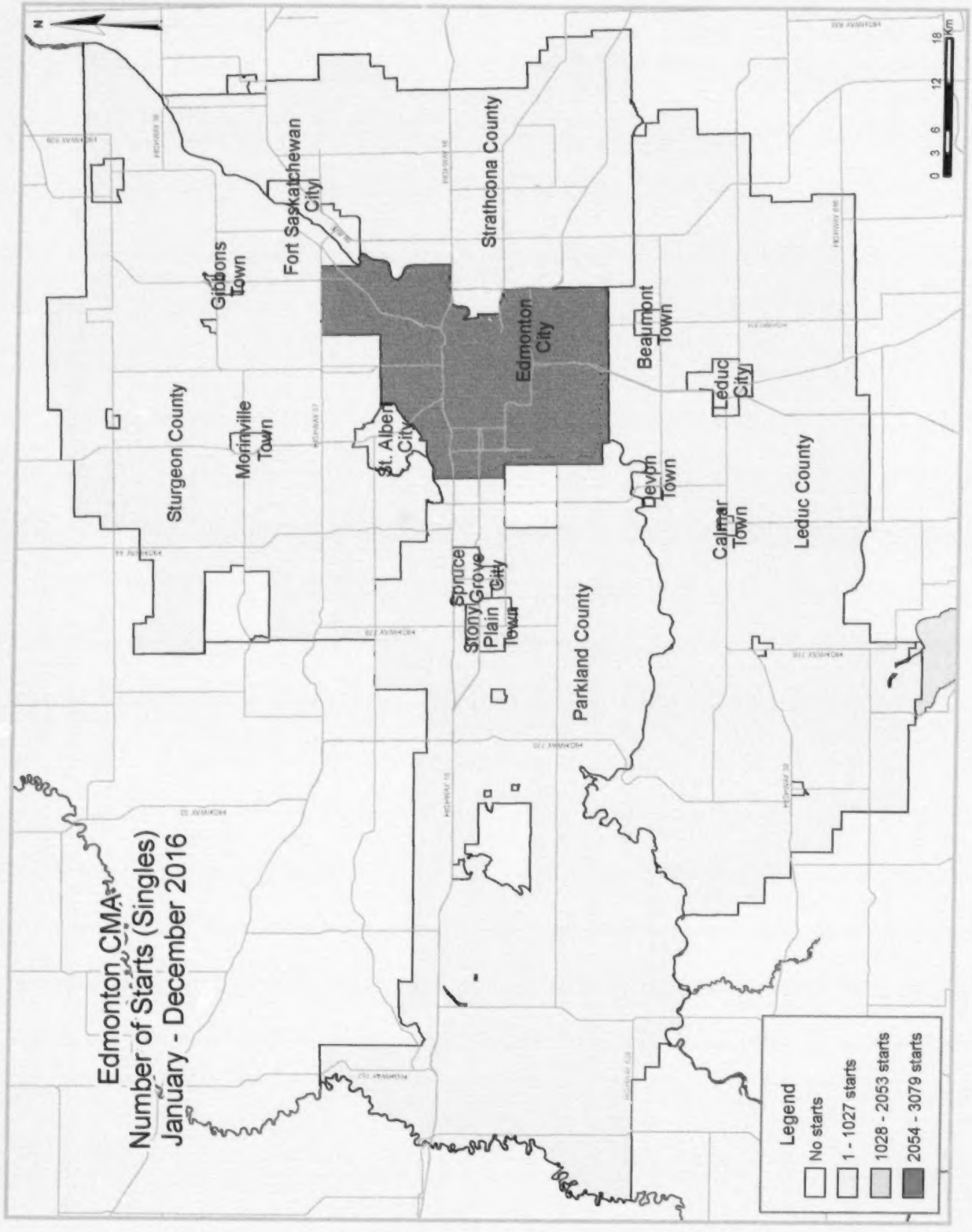
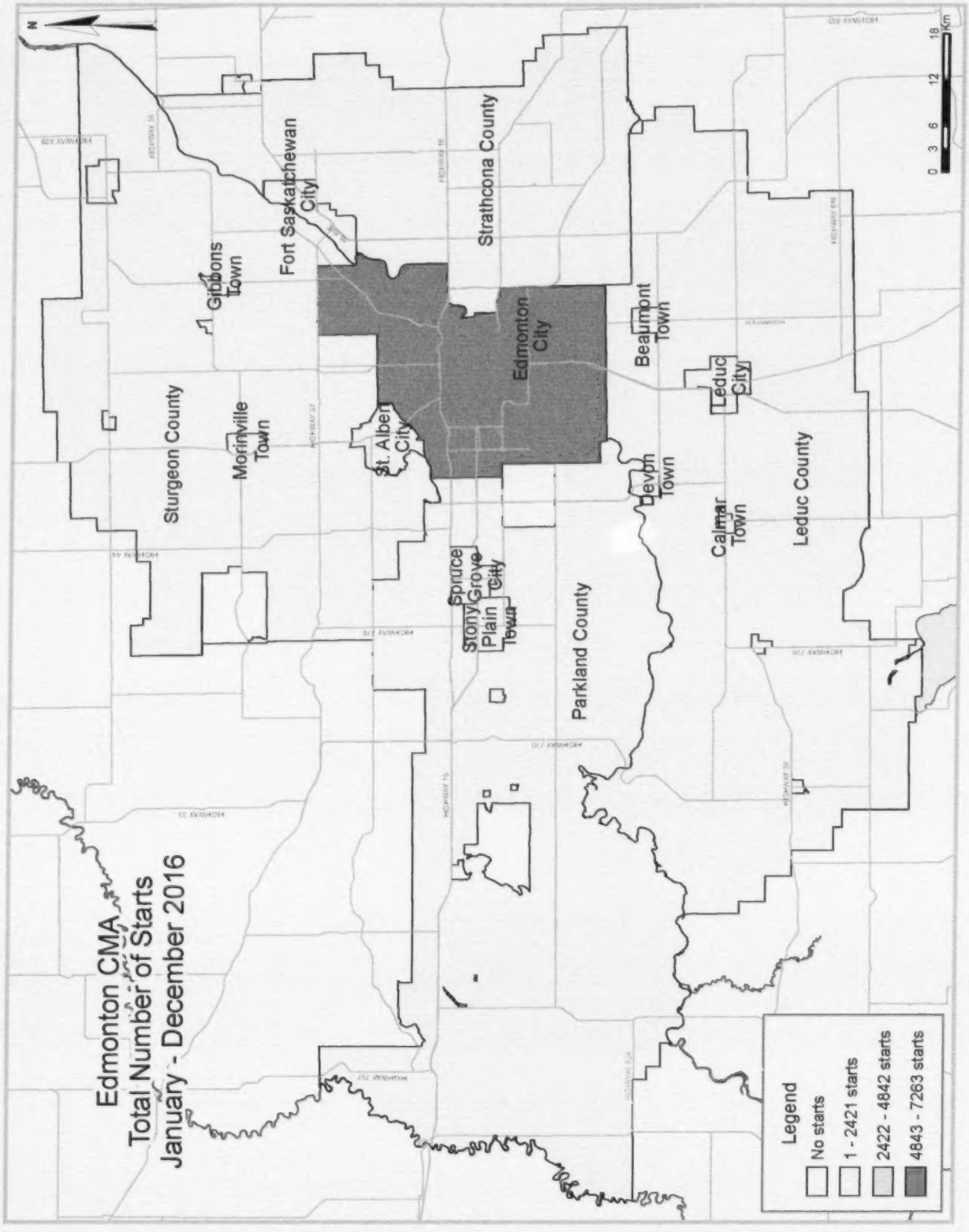

Edmonton CMA
Number of Starts (Multiples)
December 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 91 starts
92 - 179 starts
180 - 267 starts


Edmonton CMA
Number of Starts (Singles)
December 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
3 - 110 starts
111 - 218 starts
219 - 326 starts


Edmonton CMA
Total Number of Starts
December 2016
N
0 3 6 12 18 Km
Legend
No starts
3 - 199 starts
200 - 396 starts
397 - 593 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - December 2016
Legend
No starts
6 - 1398 starts
1399 - 2791 starts
2792 - 4184 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - December 2016
N
0 3 6 12 18 Km
Legend
No starts
1 - 1027 starts
1028 - 2053 starts
2054 - 3079 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - December 2016
Legend
No starts
1 - 2421 starts
2422 - 4842 starts
4843 - 7263 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2016		
Edmonton CMA[1]	November 2016	December 2016
Trend[2]	10,096	9,907
SAAR	11,664	9,109
	December 2015	December 2016
Actual		
December - Single-Detached	259	409
December - Multiples	464	303
December - Total	723	712
January to December - Single-Detached	5,683	4,335
January to December - Multiples	11,367	5,701
January to December - Total	17,050	10,036

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	408	154	24	1	84	41	0	0	712
December 2015	259	128	14	0	35	164	38	85	723
% Change	57.5	20.3	71.4	n/a	140.0	-75.0	-100.0	-100.0	-1.5
Year-to-date 2016	4,326	1,912	477	9	774	1,445	115	978	10,036
Year-to-date 2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
UNDER CONSTRUCTION									
December 2016	2,787	1,172	360	7	599	2,759	145	1,956	9,785
December 2015	3,338	1,414	369	5	927	5,467	360	3,032	14,912
% Change	-16.5	-17.1	-2.4	40.0	-35.4	-49.5	-59.7	-35.5	-34.4
COMPLETIONS									
December 2016	272	128	29	0	64	346	32	99	970
December 2015	605	262	78	1	81	228	0	107	1,362
% Change	-55.0	-51.1	-62.8	-100.0	-21.0	51.8	n/a	-7.5	-28.8
Year-to-date 2016	4,865	2,148	451	7	1,002	2,819	473	3,358	15,123
Year-to-date 2015	6,997	2,488	623	15	1,179	2,562	135	2,531	16,530
% Change	-30.5	-13.7	-27.6	-53.3	-15.0	10.0	**	32.7	-8.5
COMPLETED & NOT ABSORBED									
December 2016	583	347	81	3	196	757	n/a	n/a	1,967
December 2015	770	395	54	0	73	330	n/a	n/a	1,622
% Change	-24.3	-12.2	50.0	n/a	168.5	129.4	n/a	n/a	21.3
ABSORBED									
December 2016	327	143	30	1	60	211	n/a	n/a	772
December 2015	522	193	69	1	71	192	n/a	n/a	1,048
% Change	-37.4	-25.9	-56.5	0.0	-15.5	9.9	n/a	n/a	-26.3
Year-to-date 2016	5,053	2,196	418	4	806	2,365	n/a	n/a	10,842
Year-to-date 2015	6,748	2,321	479	16	1,121	2,364	n/a	n/a	13,049
% Change	-25.1	-5.4	-12.7	-75.0	-28.1	0.0	n/a	n/a	-16.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2016	326	120	24	0	82	41	0	0	593
December 2015	186	102	3	0	35	148	0	85	559
Beaumont Town									
December 2016	7	0	0	0	0	0	0	0	7
December 2015	0	0	0	0	0	0	0	0	0
Devon Town									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2016	8	10	0	0	2	0	0	0	20
December 2015	1	10	3	0	0	0	0	0	14
Leduc City									
December 2016	9	6	0	0	0	0	0	0	15
December 2015	7	4	0	0	0	0	0	0	11
Leduc County									
December 2016	5	0	0	0	0	0	0	0	5
December 2015	2	0	0	0	0	0	0	0	2
Morinville Town									
December 2016	3	0	0	0	0	0	0	0	3
December 2015	4	0	0	0	0	0	0	0	4
Parkland County									
December 2016	12	0	0	0	0	0	0	0	12
December 2015	13	0	0	0	0	0	0	0	13
Spruce Grove City									
December 2016	10	6	0	0	0	0	0	0	16
December 2015	13	8	4	0	0	0	38	0	63
St. Albert City									
December 2016	6	8	0	0	0	0	0	0	14
December 2015	10	0	0	0	0	0	0	0	10
Stony Plain Town									
December 2016	3	0	0	0	0	0	0	0	3
December 2015	4	4	0	0	0	16	0	0	24
Strathcona County									
December 2016	13	4	0	1	0	0	0	0	18
December 2015	15	0	4	0	0	0	0	0	19
Sturgeon County									
December 2016	3	0	0	0	0	0	0	0	3
December 2015	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
December 2016	3	0	0	0	0	0	0	0	3
December 2015	2	0	0	0	0	0	0	0	2
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2016	408	154	24	1	84	41	0	0	712
December 2015	259	128	14	0	35	164	38	85	723

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2016	1,898	788	300	6	505	2,334	52	1,631	7,514
December 2015	2,195	1,064	281	4	766	4,612	103	2,582	11,607
Beaumont Town									
December 2016	133	20	0	0	0	0	0	0	153
December 2015	132	36	9	0	0	8	65	63	313
Devon Town									
December 2016	7	10	0	0	0	32	0	0	49
December 2015	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
December 2016	45	66	20	0	2	0	0	0	133
December 2015	65	68	6	0	22	0	73	48	282
Leduc City									
December 2016	90	50	4	0	24	0	0	0	168
December 2015	164	32	29	0	26	160	4	90	505
Leduc County									
December 2016	67	4	0	0	0	0	0	0	71
December 2015	102	0	0	0	0	0	0	0	102
Morinville Town									
December 2016	17	8	0	0	0	0	0	0	25
December 2015	32	16	0	0	0	3	0	36	87
Parkland County									
December 2016	98	0	0	0	0	0	0	0	98
December 2015	110	0	0	0	0	0	0	0	110
Spruce Grove City									
December 2016	95	86	12	0	30	0	22	0	245
December 2015	109	118	36	0	27	140	38	0	468
St. Albert City									
December 2016	78	64	13	0	19	325	0	87	586
December 2015	107	32	0	0	48	119	2	110	418
Stony Plain Town									
December 2016	36	28	0	0	0	12	71	66	213
December 2015	32	22	0	0	20	138	71	66	349
Strathcona County									
December 2016	137	44	7	1	19	56	0	172	436
December 2015	172	22	4	1	18	287	0	29	533
Sturgeon County									
December 2016	64	0	0	0	0	0	0	0	64
December 2015	77	0	0	0	0	0	0	0	77
Remainder of the CMA									
December 2016	22	4	4	0	0	0	0	0	30
December 2015	38	2	4	0	0	0	4	8	56
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2016	2,787	1,172	360	7	599	2,759	145	1,956	9,785
December 2015	3,338	1,414	369	5	927	5,467	360	3,032	14,912

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2016	202	96	29	0	60	346	32	99	864
December 2015	456	208	72	0	75	175	0	107	1,093
Beaumont Town									
December 2016	6	6	0	0	0	0	0	0	12
December 2015	14	2	3	0	0	0	0	0	19
Devon Town									
December 2016	1	0	0	0	0	0	0	0	1
December 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2016	6	2	0	0	0	0	0	0	8
December 2015	17	14	0	0	4	0	0	0	35
Leduc City									
December 2016	3	6	0	0	0	0	0	0	9
December 2015	14	12	0	0	0	0	0	0	26
Leduc County									
December 2016	3	0	0	0	0	0	0	0	3
December 2015	11	0	0	0	0	0	0	0	11
Morinville Town									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	7	2	0	0	0	0	0	0	9
Parkland County									
December 2016	7	0	0	0	0	0	0	0	7
December 2015	20	0	0	0	0	0	0	0	20
Spruce Grove City									
December 2016	8	12	0	0	0	0	0	0	20
December 2015	10	14	3	0	0	0	0	0	27
St. Albert City									
December 2016	12	6	0	0	4	0	0	0	22
December 2015	12	4	0	0	0	0	0	0	16
Stony Plain Town									
December 2016	2	0	0	0	0	0	0	0	2
December 2015	5	4	0	0	0	0	0	0	9
Strathcona County									
December 2016	4	0	0	0	0	0	0	0	4
December 2015	26	2	0	1	2	53	0	0	84
Sturgeon County									
December 2016	11	0	0	0	0	0	0	0	11
December 2015	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
December 2016	7	0	0	0	0	0	0	0	7
December 2015	5	0	0	0	0	0	0	0	5
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
December 2016	272	128	29	0	64	346	32	99	970
December 2015	605	262	78	1	81	228	0	107	1,362

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2016	347	207	40	3	141	682	n/a	n/a	1,420
December 2015	449	218	38	0	29	258	n/a	n/a	992
Beaumont Town									
December 2016	21	9	3	0	0	3	n/a	n/a	36
December 2015	18	2	9	0	0	0	n/a	n/a	29
Devon Town									
December 2016	3	0	0	0	0	0	n/a	n/a	3
December 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
December 2016	26	32	4	0	5	0	n/a	n/a	67
December 2015	68	52	1	0	5	0	n/a	n/a	126
Leduc City									
December 2016	30	8	16	0	2	0	n/a	n/a	56
December 2015	51	18	0	0	1	0	n/a	n/a	70
Leduc County									
December 2016	11	0	0	0	0	0	n/a	n/a	11
December 2015	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
December 2016	12	2	0	0	0	0	n/a	n/a	14
December 2015	8	0	0	0	0	0	n/a	n/a	8
Parkland County									
December 2016	10	0	0	0	0	0	n/a	n/a	10
December 2015	9	0	0	0	0	0	n/a	n/a	9
Spruce Grove City									
December 2016	38	45	12	0	5	45	n/a	n/a	145
December 2015	57	65	0	0	6	28	n/a	n/a	156
St. Albert City									
December 2016	33	25	0	0	14	0	n/a	n/a	72
December 2015	35	12	0	0	4	0	n/a	n/a	51
Stony Plain Town									
December 2016	24	13	3	0	5	0	n/a	n/a	45
December 2015	24	21	6	0	5	0	n/a	n/a	56
Strathcona County									
December 2016	15	6	3	0	22	27	n/a	n/a	73
December 2015	35	7	0	0	23	44	n/a	n/a	109
Sturgeon County									
December 2016	6	0	0	0	0	0	n/a	n/a	6
December 2015	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
December 2016	7	0	0	0	2	0	n/a	n/a	9
December 2015	7	0	0	0	0	0	n/a	n/a	7
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
December 2016	583	347	81	3	196	757	n/a	n/a	1,967
December 2015	770	395	54	0	73	330	n/a	n/a	1,622

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2016	252	105	29	0	49	211	n/a	n/a	646
December 2015	383	154	61	0	68	177	n/a	n/a	843
Beaumont Town									
December 2016	7	4	0	0	0	0	n/a	n/a	11
December 2015	16	0	4	0	0	0	n/a	n/a	20
Devon Town									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
December 2016	8	3	0	0	0	0	n/a	n/a	11
December 2015	13	6	1	0	0	0	n/a	n/a	20
Leduc City									
December 2016	5	5	0	0	9	0	n/a	n/a	19
December 2015	14	9	0	0	1	0	n/a	n/a	24
Leduc County									
December 2016	2	0	0	0	0	0	n/a	n/a	2
December 2015	13	0	0	0	0	0	n/a	n/a	13
Morinville Town									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	6	2	0	0	0	0	n/a	n/a	8
Parkland County									
December 2016	5	0	0	0	0	0	n/a	n/a	5
December 2015	20	0	0	0	0	0	n/a	n/a	20
Spruce Grove City									
December 2016	9	19	0	0	0	0	n/a	n/a	28
December 2015	12	14	3	0	0	0	n/a	n/a	29
St. Albert City									
December 2016	14	4	0	0	2	0	n/a	n/a	20
December 2015	9	1	0	0	0	0	n/a	n/a	10
Stony Plain Town									
December 2016	1	1	0	0	0	0	n/a	n/a	2
December 2015	3	2	0	0	0	0	n/a	n/a	5
Strathcona County									
December 2016	8	2	0	1	0	0	n/a	n/a	11
December 2015	24	5	0	1	2	15	n/a	n/a	47
Sturgeon County									
December 2016	9	0	0	0	0	0	n/a	n/a	9
December 2015	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
December 2016	7	0	1	0	0	0	n/a	n/a	8
December 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
December 2016	327	143	30	1	60	211	n/a	n/a	772
December 2015	522	193	69	1	71	192	n/a	n/a	1,048

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Edmonton City	326	186	120	102	106	38	41	233	593	559	6.1
Beaumont Town	7	0	0	0	0	0	0	0	7	0	n/a
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	8	1	12	10	0	3	0	0	20	14	42.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	9	7	6	4	0	0	0	0	15	11	36.4
Leduc County	5	2	0	0	0	0	0	0	5	2	150.0
Morinville Town	3	4	0	0	0	0	0	0	3	4	-25.0
Parkland County	12	13	0	0	0	0	0	0	12	13	-7.7
Spruce Grove City	10	13	6	8	0	42	0	0	16	63	-74.6
St. Albert City	6	10	8	0	0	0	0	0	14	10	40.0
Stony Plain Town	3	4	0	4	0	0	0	16	3	24	-87.5
Strathcona County	14	15	4	0	0	4	0	0	18	19	-5.3
Sturgeon County	3	2	0	0	0	0	0	0	3	2	50.0
Remainder of the CMA	3	2	0	0	0	0	0	0	3	2	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	409	259	156	128	106	87	41	249	712	723	-1.5

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	3,079	3,957	1,354	1,786	1,068	1,587	1,762	5,981	7,263	13,311	-45.4
Beaumont Town	170	151	30	38	4	92	0	134	204	415	-50.8
Calmar Town	4	11	0	0	0	4	0	0	4	15	-73.3
Devon Town	8	5	10	2	0	0	32	0	50	7	**
Fort Saskatchewan City	82	160	112	152	24	87	48	96	266	495	-46.3
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	112	197	72	58	34	67	0	14	218	336	-35.1
Leduc County	88	127	8	0	3	0	0	0	99	127	-22.0
Morinville Town	25	46	8	18	0	4	0	3	33	71	-53.5
Parkland County	131	157	0	0	0	0	0	0	131	157	-16.6
Spruce Grove City	156	226	146	188	78	91	0	72	380	577	-34.1
St. Albert City	123	166	120	48	50	5	406	16	699	235	197.4
Stony Plain Town	61	84	38	56	3	49	3	232	105	421	-75.1
Strathcona County	172	263	92	100	18	8	172	369	454	740	-38.6
Sturgeon County	97	103	0	0	0	0	0	0	97	103	-5.8
Remainder of the CMA	26	28	2	2	4	0	0	8	32	38	-15.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,335	5,683	1,992	2,448	1,286	1,994	2,423	6,925	10,036	17,050	-41.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Edmonton City	106	38	0	0	41	148	0	85
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	38	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	16	0	0
Strathcona County	0	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	106	49	0	38	41	164	0	85

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	968	1,478	100	109	1,004	3,727	758	2,254
Beaumont Town	4	27	0	65	0	8	0	126
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	24	28	0	59	0	0	48	96
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	34	67	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	3	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	78	53	0	38	0	72	0	0
St. Albert City	35	5	15	0	406	16	0	0
Stony Plain Town	3	49	0	0	3	166	0	66
Strathcona County	18	8	0	0	0	340	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	8
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,171	1,719	115	275	1,445	4,332	978	2,593

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Edmonton City	470	291	123	183	0	85	593	559
Beaumont Town	7	0	0	0	0	0	7	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	18	14	2	0	0	0	20	14
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	15	11	0	0	0	0	15	11
Leduc County	5	2	0	0	0	0	5	2
Morinville Town	3	4	0	0	0	0	3	4
Parkland County	12	13	0	0	0	0	12	13
Spruce Grove City	16	25	0	0	0	38	16	63
St. Albert City	14	10	0	0	0	0	14	10
Stony Plain Town	3	8	0	16	0	0	3	24
Strathcona County	17	19	1	0	0	0	18	19
Sturgeon County	3	2	0	0	0	0	3	2
Remainder of the CMA	3	2	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	586	401	126	199	0	123	712	723

Table 2.5: Starts by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	4,735	6,158	1,670	4,790	858	2,363	7,263	13,311
Beaumont Town	204	216	0	8	0	191	204	415
Calmar Town	4	11	0	0	0	4	4	15
Devon Town	18	7	32	0	0	0	50	7
Fort Saskatchewan City	216	314	2	26	48	155	266	495
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	200	285	18	37	0	14	218	336
Leduc County	99	127	0	0	0	0	99	127
Morinville Town	33	64	0	7	0	0	33	71
Parkland County	131	157	0	0	0	0	131	157
Spruce Grove City	346	457	34	82	0	38	380	577
St. Albert City	242	206	442	27	15	2	699	235
Stony Plain Town	102	143	3	212	0	66	105	421
Strathcona County	255	331	27	380	172	29	454	740
Sturgeon County	97	103	0	0	0	0	97	103
Remainder of the CMA	32	30	0	0	0	8	32	38
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,715	8,611	2,228	5,569	1,093	2,870	10,036	17,050

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Edmonton City	202	456	96	218	121	137	445	282	864	1,093	-21.0
Beaumont Town	6	14	6	2	0	3	0	0	12	19	-36.8
Calmar Town	4	2	0	0	0	0	0	0	4	2	100.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	6	17	2	18	0	0	0	0	8	35	-77.1
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	3	14	6	12	0	0	0	0	9	26	-65.4
Leduc County	3	11	0	0	0	0	0	0	3	11	-72.7
Morinville Town	0	7	0	2	0	0	0	0	0	9	-100.0
Parkland County	7	20	0	0	0	0	0	0	7	20	-65.0
Spruce Grove City	8	10	12	14	0	3	0	0	20	27	-25.9
St. Albert City	12	12	6	4	4	0	0	0	22	16	37.5
Stony Plain Town	2	5	0	4	0	0	0	0	2	9	-77.8
Strathcona County	4	27	0	4	0	0	0	53	4	84	-95.2
Sturgeon County	11	8	0	0	0	0	0	0	11	8	37.5
Remainder of the CMA	3	3	0	0	0	0	0	0	3	3	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	272	606	128	278	125	143	445	335	970	1,362	-28.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	3,371	4,884	1,674	1,884	1,323	1,441	4,971	4,315	11,339	12,524	-9.5
Beaumont Town	169	135	46	26	78	19	71	0	364	180	102.2
Calmar Town	15	25	0	0	4	0	0	0	19	25	-24.0
Devon Town	4	8	2	0	0	0	0	0	6	8	-25.0
Fort Saskatchewan City	98	243	106	164	105	37	96	48	405	492	-17.7
Gibbons Town	2	7	0	0	0	0	0	0	2	7	-71.4
Leduc City	186	265	54	124	65	141	250	14	555	544	2.0
Leduc County	121	151	4	0	3	0	0	0	128	151	-15.2
Morinville Town	40	75	16	4	0	11	39	0	95	90	5.6
Parkland County	141	170	0	6	0	0	0	0	141	176	-19.9
Spruce Grove City	170	332	174	228	119	60	140	247	603	867	-30.4
St. Albert City	154	192	84	56	70	7	220	150	528	405	30.4
Stony Plain Town	57	98	32	54	23	15	126	0	238	167	42.5
Strathcona County	206	278	76	124	8	20	260	319	550	741	-25.8
Sturgeon County	110	124	0	0	0	0	0	0	110	124	-11.3
Remainder of the CMA	28	27	0	2	8	0	4	0	40	29	37.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,872	7,014	2,268	2,672	1,806	1,751	6,177	5,093	15,123	16,530	-8.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Edmonton City	89	137	32	0	346	175	99	107
Beaumont Town	0	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	3	0	0	0	0	0	0
St. Albert City	4	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	53	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	93	143	32	0	346	228	99	107

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	1,082	1,411	241	30	2,740	2,451	2,231	1,864
Beaumont Town	13	19	65	0	8	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	32	4	73	33	0	0	96	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	61	73	4	68	0	0	250	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	3	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	85	60	34	0	68	0	72	247
St. Albert City	20	7	50	0	0	0	220	150
Stony Plain Town	23	15	0	0	0	0	126	0
Strathcona County	8	20	0	0	0	111	260	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,335	1,620	471	131	2,819	2,562	3,358	2,531

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Edmonton City	327	736	406	250	131	107	864	1,093
Beaumont Town	12	19	0	0	0	0	12	19
Calmar Town	4	2	0	0	0	0	4	2
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	8	31	0	4	0	0	8	35
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	9	26	0	0	0	0	9	26
Leduc County	3	11	0	0	0	0	3	11
Morinville Town	0	9	0	0	0	0	0	9
Parkland County	7	20	0	0	0	0	7	20
Spruce Grove City	20	27	0	0	0	0	20	27
St. Albert City	18	16	4	0	0	0	22	16
Stony Plain Town	2	9	0	0	0	0	2	9
Strathcona County	4	28	0	56	0	0	4	84
Sturgeon County	11	8	0	0	0	0	11	8
Remainder of the CMA	3	3	0	0	0	0	3	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	429	945	410	310	131	107	970	1,362

Table 3.5: Completions by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	5,271	7,202	3,594	3,424	2,474	1,898	11,339	12,524
Beaumont Town	228	180	8	0	128	0	364	180
Calmar Town	15	25	0	0	4	0	19	25
Devon Town	6	8	0	0	0	0	6	8
Fort Saskatchewan City	214	396	22	15	169	81	405	492
Gibbons Town	2	7	0	0	0	0	2	7
Leduc City	281	426	20	36	254	82	555	544
Leduc County	128	151	0	0	0	0	128	151
Morinville Town	56	82	3	8	36	0	95	90
Parkland County	141	176	0	0	0	0	141	176
Spruce Grove City	398	586	99	34	106	247	603	867
St. Albert City	228	220	30	35	270	150	528	405
Stony Plain Town	92	152	20	15	126	0	238	167
Strathcona County	262	344	28	189	260	208	550	741
Sturgeon County	110	124	0	0	0	0	110	124
Remainder of the CMA	32	29	4	0	4	0	40	29
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	7,464	10,108	3,828	3,756	3,831	2,666	15,123	16,530

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2016	60	24.1	53	21.3	65	26.1	30	12.0	41	16.5	249	520,000	558,585
December 2015	25	6.6	117	30.8	94	24.7	60	15.8	84	22.1	380	545,000	642,454
Year-to-date 2016	480	14.0	947	27.6	1,043	30.4	453	13.2	512	14.9	3,435	530,000	588,278
Year-to-date 2015	488	10.5	1,148	24.7	1,379	29.6	749	16.1	889	19.1	4,653	545,000	620,313
Beaumont Town													
December 2016	1	14.3	2	28.6	2	28.6	1	14.3	1	14.3	7	0	542,936
December 2015	3	18.8	2	12.5	6	37.5	3	18.8	2	12.5	16	540,000	553,115
Year-to-date 2016	70	42.2	51	30.7	34	20.5	10	6.0	1	0.6	166	420,000	437,305
Year-to-date 2015	21	15.7	40	29.9	43	32.1	24	17.9	6	4.5	134	515,000	520,848
Calmar Town													
December 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	397,175
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	0	397,175
Year-to-date 2015	16	72.7	3	13.6	3	13.6	0	0.0	0	0.0	22	0	416,604
Devon Town													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Fort Saskatchewan City													
December 2016	3	37.5	4	50.0	0	0.0	1	12.5	0	0.0	8	0	438,348
December 2015	0	0.0	4	30.8	6	46.2	2	15.4	1	7.7	13	560,000	554,023
Year-to-date 2016	23	16.4	77	55.0	27	19.3	8	5.7	5	3.6	140	465,000	476,916
Year-to-date 2015	32	14.3	91	40.8	55	24.7	24	10.8	21	9.4	223	485,000	525,538
Gibbons Town													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Leduc City													
December 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	467,960
December 2015	5	35.7	6	42.9	1	7.1	2	14.3	0	0.0	14	437,500	455,890
Year-to-date 2016	61	29.5	94	45.4	30	14.5	16	7.7	6	2.9	207	450,000	464,118
Year-to-date 2015	78	30.4	98	38.1	57	22.2	19	7.4	5	1.9	257	445,000	463,104
Leduc County													
December 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	0	0
December 2015	6	46.2	2	15.4	2	15.4	0	0.0	3	23.1	13	495,000	510,855
Year-to-date 2016	21	20.0	21	20.0	21	20.0	14	13.3	28	26.7	105	570,000	573,735
Year-to-date 2015	46	30.1	28	18.3	25	16.3	16	10.5	38	24.8	153	505,000	540,137
Morinville Town													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	0	390,000
Year-to-date 2016	21	58.3	14	38.9	1	2.8	0	0.0	0	0.0	36	0	386,967
Year-to-date 2015	31	45.6	32	47.1	4	5.9	1	1.5	0	0.0	68	410,000	415,259

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
December 2015	2	18.2	0	0.0	0	0.0	0	0.0	9	81.8	11	805,000	764,245
Year-to-date 2016	2	14.3	0	0.0	1	7.1	2	14.3	9	64.3	14	0	0
Year-to-date 2015	8	12.9	2	3.2	1	1.6	7	11.3	44	71.0	62	805,000	828,726
Spruce Grove City													
December 2016	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	0	404,500
December 2015	3	25.0	4	33.3	4	33.3	1	8.3	0	0.0	12	480,000	488,668
Year-to-date 2016	31	16.7	83	44.6	39	21.0	19	10.2	14	7.5	186	475,000	499,760
Year-to-date 2015	64	19.9	118	36.8	80	24.9	35	10.9	24	7.5	321	490,000	507,453
St. Albert City													
December 2016	1	7.7	1	7.7	0	0.0	4	30.8	7	53.8	13	735,000	761,159
December 2015	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	0	603,418
Year-to-date 2016	1	0.7	14	9.2	30	19.6	56	36.6	52	34.0	153	655,000	691,401
Year-to-date 2015	0	0.0	18	9.8	45	24.5	37	20.1	84	45.7	184	690,000	698,051
Stony Plain Town													
December 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
December 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	0	0
Year-to-date 2016	8	14.8	24	44.4	10	18.5	4	7.4	8	14.8	54	0	495,678
Year-to-date 2015	21	23.6	43	48.3	13	14.6	7	7.9	5	5.6	89	450,000	483,536
Strathcona County													
December 2016	3	33.3	2	22.2	3	33.3	1	11.1	0	0.0	9	0	483,714
December 2015	0	0.0	8	32.0	9	36.0	4	16.0	4	16.0	25	550,000	592,680
Year-to-date 2016	7	3.3	50	23.4	70	32.7	31	14.5	56	26.2	214	545,000	689,300
Year-to-date 2015	6	2.3	59	22.7	101	38.8	27	10.4	67	25.8	260	562,500	693,920
Sturgeon County													
December 2016	0	0.0	2	25.0	0	0.0	3	37.5	3	37.5	8	0	688,750
December 2015	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	0	875,000
Year-to-date 2016	28	27.7	10	9.9	11	10.9	13	12.9	39	38.6	101	600,000	683,010
Year-to-date 2015	13	12.1	16	15.0	24	22.4	16	15.0	38	35.5	107	600,000	648,248
Remainder of the CMA													
December 2016	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	0	0
December 2015	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	0	0
Year-to-date 2016	16	72.7	1	4.5	0	0.0	4	18.2	1	4.5	22	0	0
Year-to-date 2015	12	57.1	4	19.0	1	4.8	1	4.8	3	14.3	21	0	0
First Nations													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
December 2016	76	24.0	72	22.7	72	22.7	43	13.6	54	17.0	317	515,000	560,497
December 2015	47	9.2	152	29.9	126	24.8	76	14.9	108	21.2	509	540,000	621,816
Year-to-date 2016	786	16.2	1,388	28.6	1,317	27.1	630	13.0	731	15.1	4,852	520,000	577,393
Year-to-date 2015	841	12.8	1,704	25.9	1,834	27.9	963	14.7	1,225	18.7	6,567	535,000	603,426

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2016						
Submarket	Dec 2016	Dec 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	558,585	642,454	-13.1	588,278	620,313	-5.2
Beaumont Town	542,936	553,115	-1.8	437,305	520,848	-16.0
Calmar Town	397,175	-	n/a	397,175	416,604	-4.7
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	438,348	554,023	-20.9	476,916	525,538	-9.3
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	467,960	455,890	2.6	464,118	463,104	0.2
Leduc County	-	510,855	n/a	573,735	540,137	6.2
Morinville Town	-	390,000	n/a	386,967	415,259	-6.8
Parkland County	-	764,245	n/a	-	828,726	n/a
Spruce Grove City	404,500	488,668	-17.2	499,760	507,453	-1.5
St. Albert City	761,159	603,418	26.1	691,401	698,051	-1.0
Stony Plain Town	-	-	n/a	495,678	483,536	2.5
Strathcona County	483,714	592,680	-18.4	689,300	693,920	-0.7
Sturgeon County	688,750	875,000	-21.3	683,010	648,248	5.4
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	560,497	621,816	-9.9	577,393	603,426	-4.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

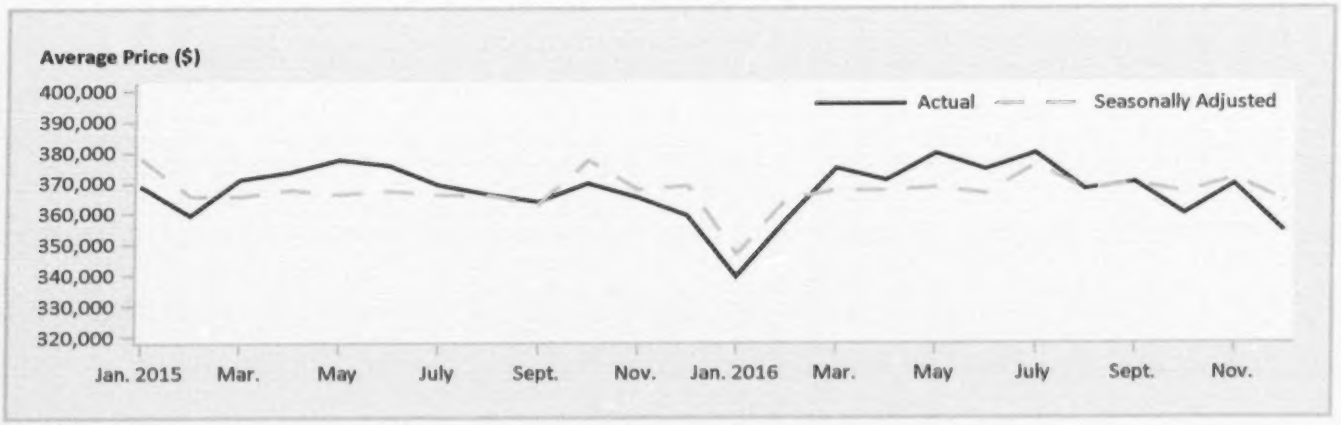


Figure 5.2: MLS® Residential Sales for Edmonton

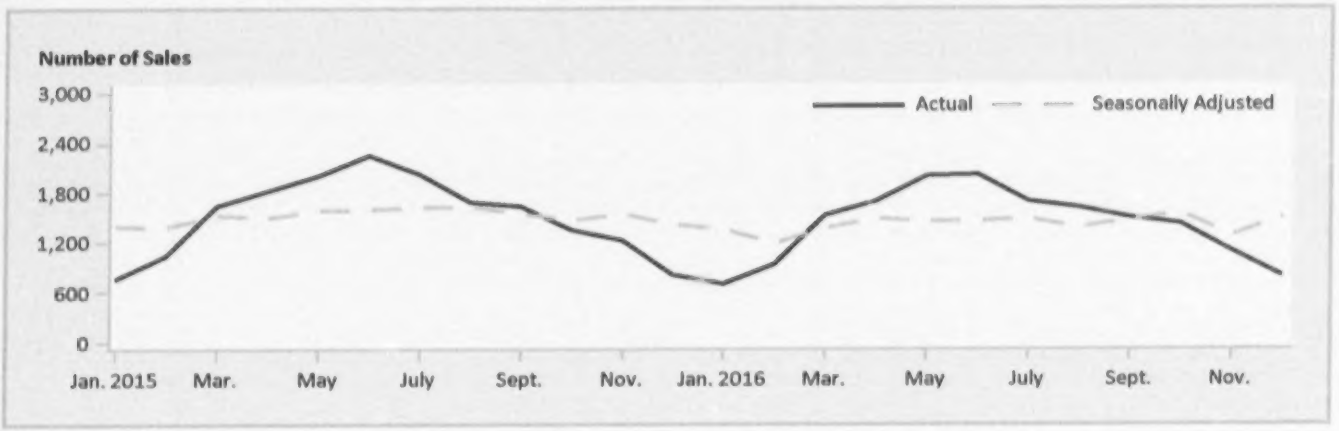
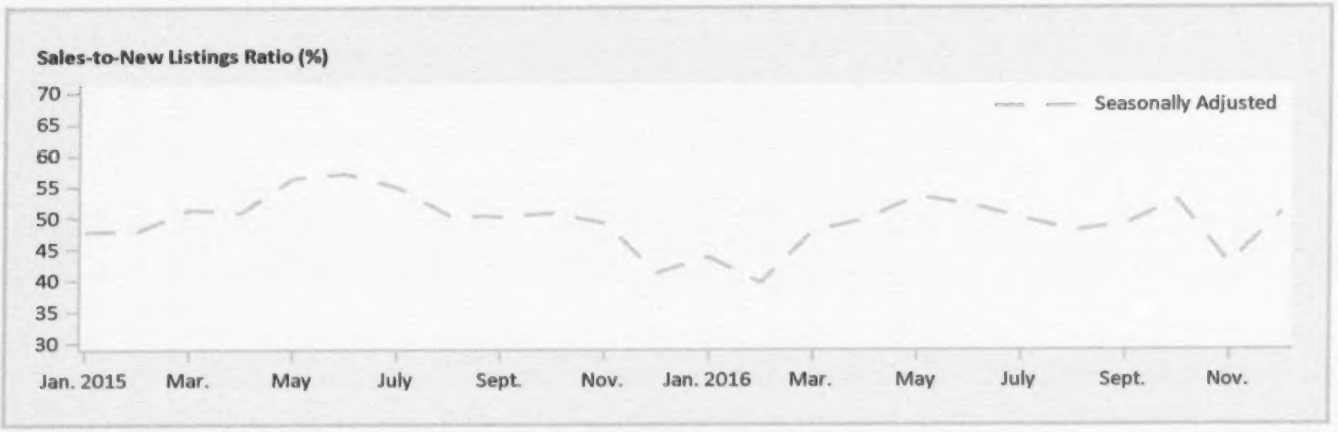


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
December 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64	91.7	135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64	91.7	135.4	781	7.0	75.1	1,130
	June	561	3.14	4.64	91.3	136.2	772	7.0	74.1	1,136
	July	567	3.14	4.74	91.4	135.3	760	7.7	73.3	1,149
	August	567	3.14	4.74	91.3	135.6	751	8.0	72.7	1,149
	September	561	3.14	4.64	91.1	135.2	751	7.7	72.3	1,151
	October	561	3.14	4.64	91.0	135.7	751	6.9	71.7	1,139
	November	561	3.14	4.64	91.0	134.8	751	6.8	71.5	1,138
	December	561	3.14	4.64		134.7	748	7.4	71.7	1,132

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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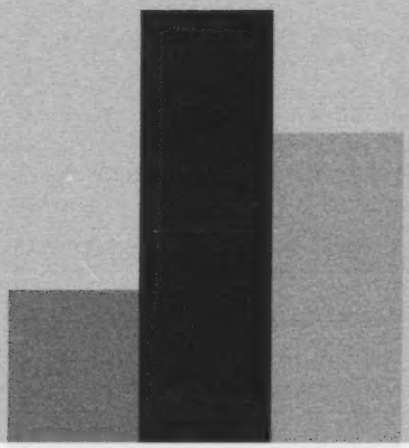

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